



Doc#: 1415441058 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/03/2014 11:43 AM Pg: 1 of 5

SPECIAL WARRANTY DEED

File No: 137-372674

Chicago Title
1971 West Downer Place
Aurora, IL 60506

AM

W 51979525

THIS AGREEMENT, made and entered into this 19 day of May, 2014, by and between Secretary of Housing and Urban Development, of Washington, D.C., also known as the United States Department of Housing and Urban Development, party of the first part and **JORGE A. ROA, A MARRIED MAN**, 1521 S. GROVE AVENUE, BERWYN, IL 60402 his/her/their heirs and assigns, party(ies) of the second part.

WITNESSETH that for an in consideration of the sum of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby grant, bargain, sell, convey and come unto the said party(ies) of the second part, the following described real estate, commonly known as **4436 WENONAH AVENUE, STICKNEY, IL 60402** which is legally described as follows:

(See Attached Legal Description)

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

SAID CONVEYANCE is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

AND THE SAID party of the first part does hereby covenant with the said party(ies) of the second part that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charges, except as herein recited, and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

Buyer's Acknowledgement: Jorge A. Roa
Jorge A. Roa

VILLAGE OF STICKNEY
TRANSACTION EXEMPT FROM REAL
ESTATE TRANSFER TAX ACCORDING TO
PARAGRAPH 2
DATED THIS 22nd DAY OF MAY 2014
Kurt Kasnerka
VILLAGE COLLECTOR

S Y
P 5
S N
SC Y
INT AB

BOX 333-00

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 70 FR 43171 on July 26, 2005 by the Department of Housing and Urban Development

Signed, sealed and
Delivered in the present of:

Secretary of Housing and Urban Development
Home Telos, LP as Asset Manager
Contractor for C-OPC 23632

By: _____

For HUD by: _____

Ron Hutchison, Senior Project Manager
for the United States Department of Housing
and Urban Development, an agency of the United
States of America.

"EXEMPT" under provisions of Paragraph (b),
Section 4, Real Estate Transfer Tax Act.

5/19/14 _____
Date Buyer, Seller or Representative

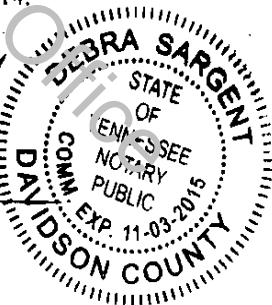
STATE OF TN)
COUNTY OF Davidson) ss.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RON HUTCHISON, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date May 16, 2014, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Home Telos, HUD's delegated Management and Marketing Contractors by virtue of a delegation of authority published at 70 FR 43171 on July 26, 2005 for the Secretary of Housing and Urban Development, of Washington, D.C., also known as the United States Department of Housing and Urban Development, an agency of the United States of America.

Witness my hand and official seal this 16 day of May, 2014.

Debra Sargent
Notary Public

My commission expires: 11/3/15



PREPARED BY AND MAIL TO:
The Gil Law Group
605 N. Broadway
Aurora, IL 60505

SEND SUBSEQUENT TAX BILLS:
Jorge A. Roa
4436 Wenonah Avenue
Stickney, IL 60402

REAL ESTATE TRANSFER		05/27/2014
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

UNOFFICIAL COPY

LOT 13 (EXCEPT THE NORTH 20 FEET THEREOF) IN BLOCK 4 IN WALTER MCINTOSH FOREST VIEW GARDENS, A SUBDIVISION OF LOTS 14, 15, 20, 21, 22, 23 AND 28 IN CIRCUIT COURT PARTITION OF PART OF SECTIONS 31 AND 32, TOWNSHIP 39 NORTH, RANGE 13, AND PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTION 1 AND SECTION 12, TOWNSHIP 38 NORTH, RANGE 12 AND PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 4436 WENONAH AVENUE, STICKNEY, IL 60402

PIN#: 19-06-302-027-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

RECORDER OF COUNTY
AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)

COUNTY OF COOK)SS.

Secretary of Housing & Urban Development

resides at 4436 Wenhaven Avenue, Stickney, IL 60402 being duly sworn on oath, states that

A) () That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land no being a part of a larger tract of land; or

B) (X) That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public facilities which does not involve any new streets or easements of access.
4. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
5. The conveyance is of land for highway or other public purpose, or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
6. The conveyance is made to correct descriptions in prior conveyances.
7. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
8. The sale is of a single lot of less than 5 acres when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

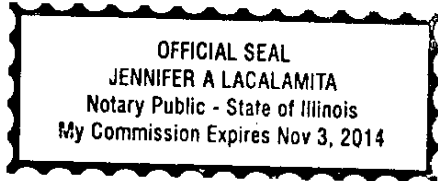
Affiant further states that _____ makes this Affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.

[Signature]
Signature of Affiant

Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
this 19 day of Aug, 2014

[Signature]
Signature of Notary Public



UNOFFICIAL COPY

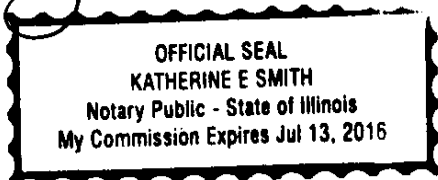
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/19/14, 2014

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Jeni Lacalamita
This 19 day of May, 2014
Notary Public [Signature]

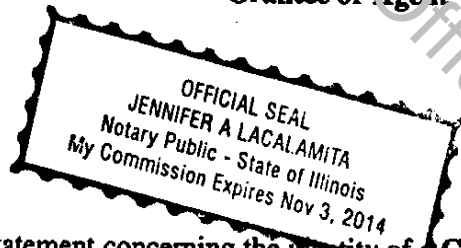


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 5/19/14, 2014

Signature: Jorge A. Lac
Grantee or Agent

Subscribed and sworn to before me
By the said Jorge A. Lac
This 19 day of May, 2014
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)